MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Venetian Community Development District was held on Monday, May 14, 2018 at 9:30 a.m. at the Venetian River Club, 502 Pesaro Drive, North Venice, Florida 34275.

Present and constituting a quorum were:

Jerry Jasper, Board Supervisor, Chairman
Harry Orenstein, Board Supervisor, Vice Chairman
Richard Bracco, Board Supervisor, Assistant Secretary
Susie Lentile, Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon, District Manager, Rizzetta & Company, Inc.
David Jackson, District Counsel, Persson & Cohen, P.A.
Rick Schappacher, District Engineer, Schappacher Engineering
Scott Kissell, General Manager, River Club
Kareen Richard, Field Manager, Venetian CDD

Audience

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and conducted the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor to audience comments.

A resident advised she has been a full-time resident for 13 years and asked that the Board reopen the prospect of creating a dog park. She discussed an area on Portofino that was previously approved by FP&L for the dog park and suggested there may be other locations within the community that would make a good location for a dog park. The resident suggested implementation of a user fee to offset construction and operation costs. Mr. Jasper asked if at a previous meeting direction was provided to look into the dog park possibilities. Mr. Schappacher advised he was directed to send the three layouts previously reviewed to Mr. Lusty; he further advised he has forwarded that information. Mr. Jasper advised this item will possibly be an agenda item when Mr. Lusty returns.

A resident advised she has lived within the community for two years and also a member of the Facilities Committee. She advised the Committee did discuss the dog park recently. She further advised a dog park would be beneficial to the community. She further advised she is concerned about the landscaping at the entry to the community; she suggested a landscape committee be formed and recommended switching from annuals to perennials. Mr. Jasper advised he has met with BrightView
and Ms. Richard to come up with additional landscape recommendations which will be discussed during Ms. Richard’s field report.

A resident discussed the hours of operation to obtain RFID tags; he suggested extending the hours for obtaining replacement or hand-held devices. Mr. Orenstein inquired as to what is not working with the times provided. The resident elaborated regarding the limited hours of operation. Mr. Orenstein advised the process is still a work in progress.

A resident spoke regarding the landscaping of the entire community and she thanked the Board for taking it seriously and asking for proposals from BrightView. She suggested increasing the budget line item for landscape replacements in the upcoming budget. The resident inquired regarding lake bank maintenance charges contained within the Schappacher invoice. She asked the status of the lake bank repairs. Mr. Jasper advised the items are related to lake bank erosion repair. Mr. Jasper discussed the landscape replacements contained within the budget; he further advised Ms. Richard will be covering those items in her report.

A resident discussed beautification of the pool area landscaping. Mr. Kissell advised a meeting is scheduled with the landscaper to review the River Club landscaping deficiencies.

A resident inquired regarding the flushing of the fire hydrants. Mr. Jasper advised the City of Venice takes care of the flushing of fire hydrants. The resident inquired regarding repainting of all of the cross walks within the community. Mr. Jasper advised the District Engineer reviews all of the cross walks and provides recommendations to the Board. Mr. Schappacher provided input regarding the inspections and recommendations for repainting.

Ms. Perry spoke on behalf of the Tennis Committee; she commended an employee of the River Club and stated he is an asset to the community. She further advised that the Tennis Committee voted to implement a $10 tennis guest fee; she highlighted some thoughts behind the fee including the residents paying fees to maintain the courts where guests can come in and play for free. She suggested the fee only apply to tennis day guests; she advised the recommendation does not pertain to houseguests, tennis leagues and reciprocal hosting of tennis matches. Mr. Orenstein asked for clarification regarding a $10 fee and being accompanied by a resident. Ms. Perry confirmed. Mr. Orenstein inquired with Mr. Sandomenico regarding him being comfortable managing the process. Mr. Sandomenico confirmed. Discussion ensued. Mr. Bracco advised he fully supports implementation of the outside Tennis use fee. Further discussion ensued. Mr. Jackson advised a public hearing would be required. The Board directed staff to begin the rule making process related to implementation of an annual tennis guest fee.

THIRD ORDER OF BUSINESS

District Engineer Staff Report

Mr. Schappacher spoke regarding options for the pickleball courts on the South side; he advised there is only room for two courts in that location due to a drain. Mr. Schappacher distributed photos for the Board to review. Mr. Jasper advised the idea for the South location was to take up parking spaces to allow for space for the pickleball courts. Mr. Schappacher advised that with taking up parking spaces there is still only room for two courts. He advised he revisited the North site location in order to make room for three courts and in that location the storm drain is still a concern as it would be costly to relocate that drain. Mr. Schappacher identified a location where he can place three courts without relocating the storm drain, minimize the impact to landscaping, by taking 13 parking spaces from the parking lot. He advised that he created a plan
for the South location including four courts, not impeding the storm drains, but it takes too many parking spots. Discussion ensued regarding constructing two courts and then placing additional courts if the two do not meet the demand. Mr. Jasper inquired regarding the layout of the courts. Mr. Schappacher advised one of the courts in his three-court plan is not in the desirable direction as it is depicted, East to West. Mr. Orenstein advised the original goal was to install two courts being most accommodating to existing space, noise abatement, and minimal impact on parking. Mr. Schappacher advised that is correct, though the plan with two courts does impact landscaping. He further advised the rough cost estimate is $75,000 to $80,000. Ms. Lentile advised that in order to be competitive with other communities; two courts would be frustrating to say the least, because there are a lot of people who will want to play. Mr. Sandomenico advised that the courts would have to face North and South as the East to West would be difficult with the sun. Mr. Orenstein inquired regarding the Tennis Committee discussing this project. The Tennis Committee has not. Mr. Orenstein suggested the Tennis Committee take up the project as the Tennis Committee would be most affected and impacted. He suggested the Committee work with Mr. Schappacher and come up with a recommendation in terms of numbers and logistics; he further advised the down side would be that the project would be relegated to a later budget cycle. Discussion ensued. Mr. Schappacher inquired regarding direction from the Board. Mr. Orenstein advised the North and South directionality for the courts is necessary. Mr. Schappacher advised he should be able to place three courts, in a North and South direction, in the North area; he further advised he could probably have the configuration such that the storm drain could remain where it is and slide it over and this would impact the landscaping. Mr. Orenstein inquired regarding budget considerations for two courts versus three. Mr. Schappacher advised two courts would be less costly as three courts would require more demolition. Discussion ensued. Mr. Jasper advised that rules for construction need to be established to start this process. Mr. Schappacher advised direction is also needed regarding the number of courts to be constructed. Mr. Orenstein suggested creation of a Pickleball Committee to discuss and assess the alternatives and costs in order to make an informed choice. Mr. Jasper advised that in the interim a plan needs to be developed prior to the formation of a Committee. Discussion ensued. The Board asked that staff draw up a charter for a Pickleball Committee and bring that to the next meeting for Board review.

Mr. Schappacher advised he received emails regarding the North perimeter roadway and asked if he should be working on anything. Mr. Jasper advised that is a POA item and not a CDD item. Mr. Jasper advised he may ask Mr. Schappacher for some drawings. Brief discussion ensued regarding the right of way in that location.

Mr. Schappacher advised that the only item he has left to report on is regarding item 4C on the Agenda. The Board stated they would like to cover that item at this time.

FOURTH ORDER OF BUSINESS  
Update Regarding Hydraulic Fluid Spills

Mr. Schappacher advised he has had discussions with the City of Venice as well as an asphalt expert regarding what repairs the City typically undertakes in the case of a fluid spill and he has found that both Sarasota County and Manatee County require milling and placing an overlayment, and he expects the City has similar requirements. Mr. Schappacher advised he has looked into milling and micro-paving; the micro-paving is a new product which includes a polymer which seems to hold up well. He further advised it is a cost-effective solution and this is the method he will be pushing. Mr. Schappacher advised that the City has brought in an adjuster and a site meeting is being scheduled; the City is bringing in Anderson Asphalt who typically does only seal-coating; so, Mr. Schappacher will bring his expert to promote the milling and overlay which he
feels is the proper remedy. Mr. Jasper reviewed the spills that have occurred within Venetian; two large diesel spills and hydraulic spills. Discussion ensued. Mr. Schappacher advised the City has appeared to agree to repair the areas affected by the diesel spills curb to curb, though the hydraulic spills are still being discussed. Discussion ensued. Mr. Bracco inquired regarding whether other communities are having the same issues with hydraulic spills. Mr. Schappacher advised there are other communities with the same concerns. Discussion ensued.

FIFTH ORDER OF BUSINESS

Consideration of BrightView Landscape Proposals

Ms. Blandon presented the proposal generated in response to the Field Inspection Report, in the amount of $7,981.40 and the proposal for sod replacements along Veneto and Pesaro, in the amount of $9,256.80. Ms. Richard reviewed the sod replacement proposal. Mr. Jasper inquired as to the sod replacement proposals not being included within the Field Inspection Report. Ms. Richard advised she requested the proposals. Mr. Jasper suggested asking Mr. Toborg to review the areas requiring sod to ensure irrigation in those areas is sufficient to sustain the sod. Discussion ensued regarding various items contained within the proposals. Mr. Jasper inquired as to which budget line item these proposals would be billed to. Mr. Jackson suggested creating an addendum to the contract in order to address the terms and conditions and ensuring they are consistent with the contract language.

On a Motion by Mr. Jasper, seconded by Mr. Bracco, with all in favor, the Board Approved the BrightView Proposals, Subject to Reference to of the Terms and Conditions being Consistent with the Current Contract Language, for the Venetian Community Development District.

At 10:54 a.m. the Board took a recess, the meeting was back on record at 11:01 a.m., all those present prior to the recess were still in attendance.

SIXTH ORDER OF BUSINESS

Discussion Regarding Privacy Services Contract

Ms. Blandon provided background to an incident where the guard on duty denied access to the public roadways; she advised this was the second such incident. Ms. Blandon advised she held a meeting with Victory to ensure post orders are updated and proper procedures are followed. Ms. Blandon asked if the Board would like to bid out this service at this time since it has not been bid in some time. Mr. Jasper discussed a confusing correspondence sent to the entire community regarding gaining access to the community. Ms. Blandon advised she has provided clarification to Victory regarding who they may take direction from. Mr. Orenstein advised that with this being the second instance, and there being training concerns, his recommendation is to put the service out to bid.

On a Motion by Mr. Orenstein, seconded by Ms. Lentile, with all in favor, the Board Directed Staff to Obtain Proposals for Privacy Services, for the Venetian Community Development District.
SEVENTH ORDER OF BUSINESS
Consideration of the Minutes of the Board of Supervisors’ Meeting held on April 23, 2018

Ms. Blandon presented the minutes of the Board of Supervisors’ Meeting held on April 23, 2018 and asked if there were any questions. Mr. Orenstein reviewed his corrections to the minutes. Ms. Blandon advised she received corrections from Mr. Schappacher as well.

On a Motion by Mr. Orenstein, seconded by Mr. Bracco, with all in favor, the Board Approved the Minutes of the Board of Supervisors’ Meeting held on April 23, 2018, Subject to Corrections Noted on the Record, for the Venetian Community Development District.

EIGHTH ORDER OF BUSINESS
Consideration of the Operations and Maintenance Expenditures for the Month of April 2018

Ms. Blandon presented the Operations and Maintenance Expenditures for the month of April 2018, advising expenditures totaled $104,450.83, and asked if there were any questions. Mr. Orenstein inquired regarding the Cross Creek Environmental invoice being a reserve item. Ms. Blandon confirmed.

On a Motion by Mr. Jasper, seconded by Ms. Lentile, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of April 2018, totaling $104,450.83, for the Venetian Community Development District.

NINTH ORDER OF BUSINESS
Consent Items

Ms. Blandon presented the Committee Meeting Minutes for the Tennis Committee meetings held on February 5, 2018 and March 5, 2018 and asked if there were any questions. Mr. Jasper inquired regarding language contained in the minutes of meeting held on February 5, 2018. Discussion ensued. Acceptance of the February 5, 2018 Tennis Committee minutes was tabled.

On a Motion by Mr. Orenstein, seconded by Mr. Bracco, with all in favor, the Board Accepted the Minutes of the Tennis Committee Meeting held on March 5, 2018, for the Venetian Community Development District.

Mr. Orenstein inquired regarding the Supervisor of Elections correspondence. Ms. Blandon advised that she was planning to cover that in her report but that she can do so at this time. She advised that per Florida Statutes the District is required, prior to June 1st of each year, to announce the number of registered voters residing within the District as of April 15 of that year. As of April 15, 2018, there are 1,751 persons registered to vote residing within the Venetian Community Development District, as provided by the Sarasota County Supervisor of Elections.
TENTH ORDER OF BUSINESS  

Presentation of the Proposed Budget for 
Fiscal Year 2018/2019

Ms. Blandon discussed the date for approval of the proposed budget. Mr. Jasper inquired as to the date of the public hearing on the final budget. Ms. Blandon advised the public hearing is scheduled for Monday, August 13, 2018.

Ms. Blandon reviewed the General Fund proposed budget, highlighting the line items experiencing an increase from the current year budget. The Board requested the following changes: projected revenue for transponders, $5,000 is too high and should be reduced to $2,500.00 and in correlation, line item 51 should be reduced to $2,500.00. Mr. Jasper recommended changing line item 23 to $8,600. Mr. Jasper recommended changing line item 26 to $33,400. Mr. Orenstein suggested including an Outside Litigation line item to separate special counsel fees from District counsel fees. Ms. Blandon advised she would make that change. Mr. Jasper suggested decreasing line item 56 to $12,000. Mr. Orenstein inquired regarding line number 65 related to salaries. Ms. Blandon advised she has not received a proposal related to salaries and payroll. Mr. Orenstein suggested the Board discuss hiring an Administrative Assistant for Ms. Richard. Mr. Jasper advised that in correlation with hiring of Staff, the Board will need to determine a location for Ms. Richards’ office. Discussion ensued. The Board asked for a proposal to add an Administrative Assistant, full time, as well as job descriptions for both the Field Manager position and the Administrative Assistant position. Mr. Jasper inquired regarding the increase to line item 75. Ms. Blandon advised there is an error with the formula. Mr. Jasper inquired regarding line item 76 and line item 78. Ms. Blandon advised the OTC injections were removed from line 76 and placed in the added line 78. Mr. Jasper inquired regarding line item 77. Ms. Blandon advised the note should have been removed. Discussion ensued regarding line item 79, the fee increase related to Field Services.

Mr. Kissell reviewed Enterprise Fund proposed budget. Mr. Orenstein inquired regarding the increase in restaurant revenue. Discussion ensued. Mr. Bracco inquired regarding the location of the CDD meetings when the River Club is closed for renovations. Ms. Blandon advised she will look into using the Golf Club. Mr. Jasper inquired regarding the restaurant revenue being less for next years’ budget than the current year projections. Mr. Kissell responded. Mr. Orenstein suggested that Mr. Kissell adjust the Projected Annual Totals to be more in line with reality; he stated that the way the budget document looks, Mr. Kissell is planning to have less revenue next year than is projected in the current year. Mr. Kissell advised he will increase the Restaurant Revenue budget for Fiscal Year 2018/2019 to $763,000, equating to a $10,000 increase over the projection for the current year. Mr. Orenstein advised Mr. Kissell that he will also need to adjust Cost of Sales, maintaining the 40 percent. Mr. Jasper asked for a breakdown of line 26 between the pool monitor and increases for staff. Mr. Kissell advised the pool monitor is scheduled for November through April at $13.00/hour, for a 40-hour week to include weekends. Mr. Jasper inquired regarding line item 51; since there was a leak, that has since been repaired, the year to date actual is higher than it will be for the next budget year. Mr. Kissell advised the lawn is being watered now and was not previously as well as an increase to people utilizing the facilities. Mr. Orenstein inquired regarding line item 72, reduction to
marketing costs. Mr. Kissell advised it was just too high. Mr. Orenstein suggested increasing the marketing push. Discussion ensued regarding marketing of the Club. Mr. Jasper inquired regarding the budgets for the pickleball courts and dog park. Discussion ensued. Mr. Jasper requested a projection for non-reoccurring expenses as well as losses due to shutdown of the River Club during renovations. Discussion ensued. Mr. Orenstein stated there is potential for the pickleball courts to be a high point of contention within the community; he recommended setting up the Committee and then budgeting for the pickleball courts in the following budget year and using carryover or surplus for the dog park. Mr. Jasper advised the dog park would be a CDD expense and the pickleball courts would be a River Club expense. Mr. Orenstein advised he does not believe the Board is ready to factor in a budget for pickleball courts and that needs to be researched further. Mr. Jasper concurred. Mr. Kissell discussed community input; he suggested a community survey to incorporate these ideas. Discussion ensued. The Board concurred that the pickleball courts would not be considered in 2018/2019 budget cycle. Ms. Blandon announced that based off changes made to the budget the general fund is being reduced by $27,099 or $14.83 per home. Ms. Blandon advised this amount does not include the addition of an Administrative Assistant.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
   Mr. Jackson reported that the Noller and Acousti contracts have been completed. Mr. Kissell advised he has not received a fully executed Acousti contract. Mr. Jackson and Mr. Kissell discussed the contract for the patio addition. Mr. Kissell advised the contractor lowered his price to remain within the approved not to exceed amount.

   Mr. Jackson reported on the issues related to potential development of the Golf Course. Details to be provided at the next meeting.

B. River Club
   Mr. Kissell reviewed recent River Club events. He advised the timeline for the renovation is currently starting July 9, 2018 on the Tennis side. Mr. Kissell provided a timeline for closure of the club for the renovation as well as the summer cleaning. He advised the date provided to the contractors to reopen is September 15, 2018. Mr. Kissell discussed replacement of the water heater.

C. Field Manager
   Ms. Richard provided an overview of her report and advised that she has contacted a vendor to review the Castello monument. Ms. Richard distributed and reviewed a concept drawing for re-landscaping of the entry. The Board asked that Ms. Richard review the concept with Mr. Toborg and bring additional ideas to the Board. Ms. Richard distributed and reviewed concept landscape drawings for Veneto Boulevard to the Guardhouse and the median. Mr. Bracco inquired regarding repainting of the mailboxes. Ms. Richard and Ms. Blandon discussed the expenditure for the mailbox painting and creating a plan for the work as it is a large project. Mr. Bracco inquired regarding issuance of gate access clickers and stickers to Golf Club members. Ms. Richard and Mr. Orenstein advised that per the adopted policy Golf Club members are entitled to a sticker. Mr. Jasper inquired regarding trapping of the feral pigs. Ms. Richard advised no pigs have been trapped to date.
D. District Manager
Ms. Blandon advised the next regular meeting of the Board of Supervisors’ is scheduled for Monday, June 11, 2018 at 9:30 am.

Mr. Jasper inquired regarding the 2017 Audit. Ms. Blandon advised she will check the status.

TWELFTH ORDER OF BUSINESS Supervisors Requests and Comments

Ms. Blandon opened the floor to Supervisor requests and comments.

Mr. Jasper advised reclaimed water rates will be reduced by 11%. He advised the SWFWMD water use permit is moving forward. Mr. Jasper discussed the latest updates regarding the Dona Bay water storage facility. Mr. Jasper advised the Lennar landscape placements are still being discussed. Mr. Jasper advised a repair or replacement of a canister portion of one of the filters is needed, which would be a reserve item, and would cost no more than $13,000.00. He asked for consensus of the Board to move forward. The Board concurred.

THIRTEENTH ORDER OF BUSINESS Adjournment

On a Motion by Mr. Bracco, seconded by Mr. Orenstein, with all in favor, the Board adjourned the meeting at 1:50 p.m., for the Venetian Community Development District.

[Signatures]
Secretary / Assistant Secretary

[Signatures]
Chairman / Vice Chairman